VALUABLE

SUGAR PLANTATIONS,

ST. KITTS.

PARTICULARS

OF

TWO VALUABLE

FREEHOLD ESTATES,

IN THE PARISH OF ST. PAUL,

IN THE

Island of St. Christopher,

CONSISTING OF

TWO SUGAR PLANTATIONS,

CALLED

Mount Pleasant and White Gate,

LYING CONTIGUOUS TO EACH OTHER,

LATE THE PROPERTY OF JOSEPH RAWLINS, ESQ. Deceased,

CONTAINING NEARLY

FOUR HUNDRED ACRES

OF

Very fine Cane, Provision, Pasture, and Mountain Land,

WITH

TWO WINDMILLS,

AND OTHER REQUISITE BUILDINGS,

TWO DWELLING HOUSES,

TWO HUNDRED AND SIXTY-SEVEN NEGROES,

About Ninety-Three Oxen, Cows, and Calves, Four Horses, Seven Mules, and Six Asses:

Which will be Sold by Auction,

BY

MR. WINSTANLEY,

On WEDNESDAY, 10th of SEPTEMBER, 1828,

AT THE AUCTION MART, LONDON,

AT TWELVE O'CLOCK.

Particulars may be obtained by applying to Messrs. Mannings and Anderdon, New Bank Buildings; Mr. J. H Forbes, Ely Place; Mr. Winstanley; and at the Auction Mart.

PARTICULARS, &c.

THE ESTATES,

WHICH ARE FREEHOLD,

COMPRISE

Two Productive Sugar Plantations,

ADVANTAGEOUSLY SITUATE CONTIGUOUS TO EACH OTHER,

NEAR & CONVENIENT TO A SHIPPING PLACE,

And unquestionably present a most desirable Opportunity for COLONIAL INVESTMENT.

THE CANE LAND HAS THE ADVANTAGE OF BEING FREE FROM NUT GRASS.

The major Part of the Buildings are in good Repair.

The Upper ESTATE, called

Mount Pleasant,

CONSISTS OF

Nearly One Hundred and Ten Acres of good CANE LAND; upwards of Sixty-Seven Acres of LAND, stated to be CANE LAND; upwards of Twenty-Two Acres of PASTURE and PROVISION LAND; nearly Fifteen Acres appropriated to the BUILDINGS; and Fifty Acres of MOUNTAIN LAND;

IN THE WHOLE

TWO HUNDRED AND SIXTY-FOUR ACRES,

(MORE OR LESS):

AND ALSO OF

BUILDINGS,

Consisting of a RESIDENCE, with suitable OFFICES, CHAISE HOUSE, STABLE, and STOCK HOUSE; SICK HOUSE, containing Two commodious Apartments; a SMITH'S SHOP; a BOILING HOUSE; CURING HOUSE; a LIQUOR LOFT; RUM CELLAR; WINE ROOM, and Loft; STILL HOUSE, with the requisite Stills, Coppers, and other Implements and Utensils adapted to the Management and Cultivation of the Estate;

THREE RESERVOIRS FOR WATER;

AND

A WINDMILL, IN GOOD ORDER.

The other ESTATE, called

White Gate,

CONSISTS OF NEARLY

ONE HUNDRED AND THIRTY-THREE ACRES,

OF WHICH UPWARDS OF

NINETY-THREE ACRES (MORE OR LESS) ARE HIGHLY SUPERIOR CANE LAND,

AND ALSO OF

BUILDINGS,

Consisting of a RESIDENCE, with suitable OFFICES, CHAISE HOUSE, STABLE, and STOCK HOUSE; a DWELLING HOUSE for the Overseer; a BOILING HOUSE; a CURING HOUSE, with Cellars; a large LIQUOR LOFT, and RUM CELLAR, complete, with requisite Utensils and Implements; a SICK HOUSE; a RESERVOIR for Water; and

A WINDMILL, IN GOOD ORDER.

THE NEGROES ARE IN GENERAL FINE HEALTHY PEOPLE,

And have increased Twenty in number since 1819;

THEY CONSISTED, BY A LATE RETURN,

107
91
72
270
1 manumitted, namely Suckey
269 - Total

Of ONE HUNDRED and ~~FOUR~~ Seven MEN and BOYS, NINETY-~~FOUR~~ One WOMEN and GIRLS, and ~~SIXTY-NINE~~ Seventy Two CHILDREN;

The Live Stock consisted of One Bull, Forty-~~Three~~ Two Oxen, Twenty-~~Four~~ Three Cows, Twenty-~~Five~~ Seven Calves, Four Horses, ~~Seven~~ Six Mules, and Six Asses.

There is no reason to apprehend that the Number or State of either the NEGROES, CATTLE, or BUILDINGS, has materially varied: the Purchaser is, however, to accept the NEGROES and CATTLE (whether the Number be diminished or increased), and also the BUILDINGS, in the state the whole may be at the Time of Sale.

FIVE THOUSAND POUNDS, Part of the Purchase-Money, after deducting the Amount of the Deposit, will be required to be paid down, and the Remainder to be paid in London by Five equal Annual Instalments, from the Day of Sale, bearing Interest at £.5 per Cent. per Annum, from the same time;

These Instalments are to be secured by Mortgage on the Estates, the Bond of the Purchaser, and the Acceptances of an approved Mercantile House in England.

The Vendor, being a Trustee, is not to be required to enter into Covenants for the Title beyond such as are usual for Trustees to enter into.

THE VENDOR RESERVES THE RIGHT OF BIDDING BY AN AGENT.

CONDITIONS OF SALE.

I. THAT the highest Bidder be the Purchaser; and if any Misunderstanding arise between the Bidders, the Estate be offered again for Sale.

II. That no Advance less than Fifty Pounds be made at each Bidding.

III. That the Purchaser pay immediately to Mr. WINSTANLEY a Deposit of Ten Pounds per Cent. in Part of the Purchase-Money, and sign an Agreement to pay the Remainder of the first Instalment, with Interest from the Day of Sale, and deliver the approved Mercantile Acceptances, on or before the 10th Day of November, 1828, when a Conveyance shall be executed to the Purchaser, subject to the Securities specified in this Particular; and an Order shall be given for delivering the Possession of the Estates to the Purchaser, who shall be entitled to the Crops and Produce of the same after the 1st Day of August, 1828, and be liable to all Contingences, and to pay all Expenses, from that Period.

IV. That the Purchaser pay, at the same Time, in addition to the Purchase-Money, a Moiety of the Duty (which is One Shilling in the Pound) payable to Government on Estates sold by Auction.

V. That the Conveyance, together with any Attested Copies that may be required, be made at the Expense of the Purchaser, and executed on Payment of the Remainder of the Purchase-Money and Proportion of Duty, agreeably to the Third and Fourth Conditions.

VI. That if there be any Mistake or Error in this Particular, it shall not annul or vitiate the Sale, but an adequate Compensation be made to either the Vendor or Purchaser, as the Case may require, to be settled within the Time limited for completing the Purchase, by two Referees, one to be chosen by each Party, or an Umpire to be appointed by them, and whose Determination shall be final, as shall that of the Referee first chosen, alone, if the other Party shall, for Ten Days after Notice of his Nomination, refuse or neglect to appoint another to act with him.

Lastly, That if the Purchaser fail to comply with this Particular, or any of these Conditions, the Deposit-Money be forfeited to the Vendor (for which, being considered as liquidated Damages, neither he nor his Agents shall be liable to be sued either at Law or in Equity), the Contract rendered void, the Vendor to be at liberty to dispose of the Property in any manner he may choose, and all consequent Expenses, together with any Deficiency, be made good by the Defaulter.

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PARTICULARS

OF

TWO VALUABLE

SUGAR PLANTATIONS,

IN

ST. KITTS:

Which will be Sold by Auction,

BY

MR. WINSTANLEY,

AT THE AUCTION MART,

On WEDNESDAY, 10th SEPTEMBER, 1828.

[illegible] Confirmed

6420

Auction Mart 10th September 1828 —

Memorandum, I have this day purchased at Mr. Int Strange Winstanley's Sale, the Freehold Estates and Property at St. Kitts in the West Indies described in the within Printed Particulars, for the Sum of Sixteen Thousand Two Hundred and Fifty Pounds — I have paid the Sum of ——————— as a Deposit in part, and hereby agree to pay the remainder by Instalments according to the Stipulations named in the body of the Particulars. I also agree to all the other Conditions and Stipulations of this Sale —

And it is hereby understood, that since the Return from which the within statements of Stock &c were made, the Female Slave Suckey has been manumitted, and consequently she is not to be included —

Signed Thomas Thomas

Witness
R. Bailey
10 Paternoster Row